



8 Broad Lane, Stapeley, Nantwich, Cheshire, CW5 7QL

Guide Price £275,000

**BAKER
WYNNE &
WILSON**

DESCRIPTION

Living Room, Dining/Kitchen, Two/Three Bedrooms, Shower Room, Garage, Garden to front and rear.

DIRECTIONS

Proceed out of Nantwich along Wellington Road over the level crossings, past Park Road on the right, proceed past Brine Leas Academy, at the traffic lights straight on as this becomes Audlem Road on the left hand bend, and the next turning on the left is Bishops Wood and the property is situated on the right hand side.

LOCATION AND AMENITIES

Stapeley is a popular semi rural location with a high demand for properties in the area due to excellent schools regarding primary and secondary education all within one mile of Broad Lane itself. Pear Tree Field at Stapeley, St. Annes Roman Catholic School in Nantwich and also The Globe Public House on Audlem Road and day to day shopping at the Cronkinson Farm Co-op.

DESCRIPTION

The property being of brick with rendered elevations all under a tiled roof occupying an attractive semi rural position with delightful south facing rear elevation over undulating farmland. Internally the property is now ready for some updating in particular in the kitchen and bathroom areas and there has been some water damage within the latter. Any desired purchaser could further improve the accommodation with their own input and possibly an extension subject to normal planning conditions. We are confident that this will make a desirable home.

ACCOMMODATION

With approximate measurements:

ENTRANCE HALL

With loft access.

LIVING ROOM

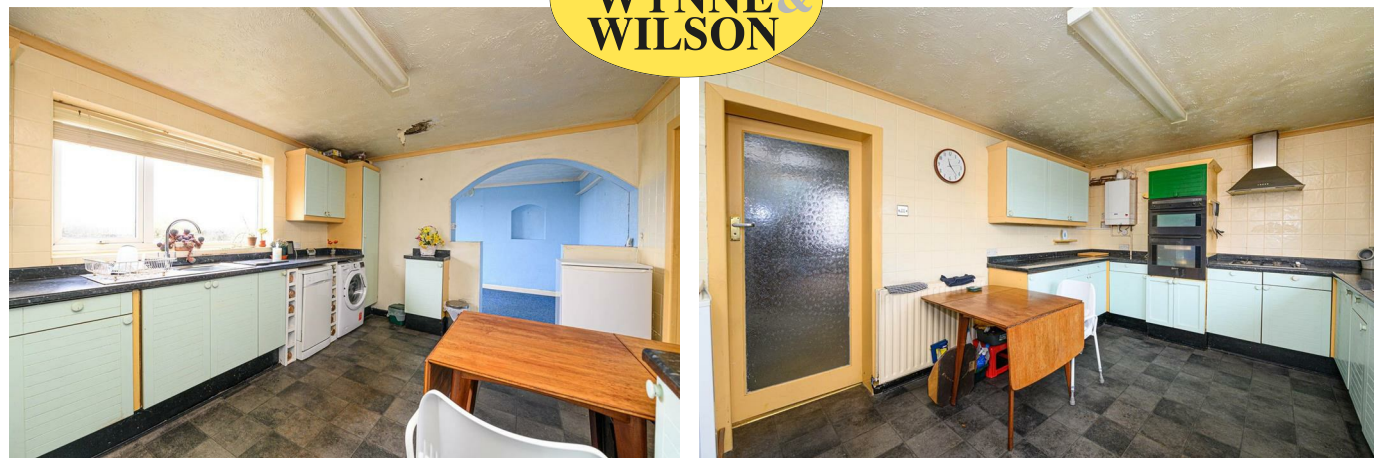
14'4" x 13'2"

Box bay window to front, gas living flame fire, radiator.

DINING ROOM

10'6" x 9'6"

Radiator, french doors opening to the rear garden patio.





KITCHEN

15'2" x 10'6"

Radiator, range of units, work surfaces, wall cupboards, 4 burner gas hob, electric oven, plumbing for washing machine and dishwasher, wall mounted gas baxi boiler, central heating domestic hot water. Pleasant aspect window being southernly,

BEDROOM ONE

13'2" x 11'

With box bay window to front, radiator.

BEDROOM TWO

10'4" x 9'10"

Radiator, window to side.

BATH/SHOWER ROOM

Pedestal wash basin, low level W/C, double walk in cubicle with power unit, electric powered shower, tiled walls, radiator, side window.

OUTSIDE

The home is approached by a block set style driveway and parking area leading to a precast garage, up and over door, side pedestrian gate leads to secluded sunken style garden with paved patio area with fence and hedge borders, specimen plants.

SERVICES

All main services are available.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold.

COUNCIL TAX

Band D

VIEWINGS

By appointment with Baker Wynne and Wilson
01270 625214



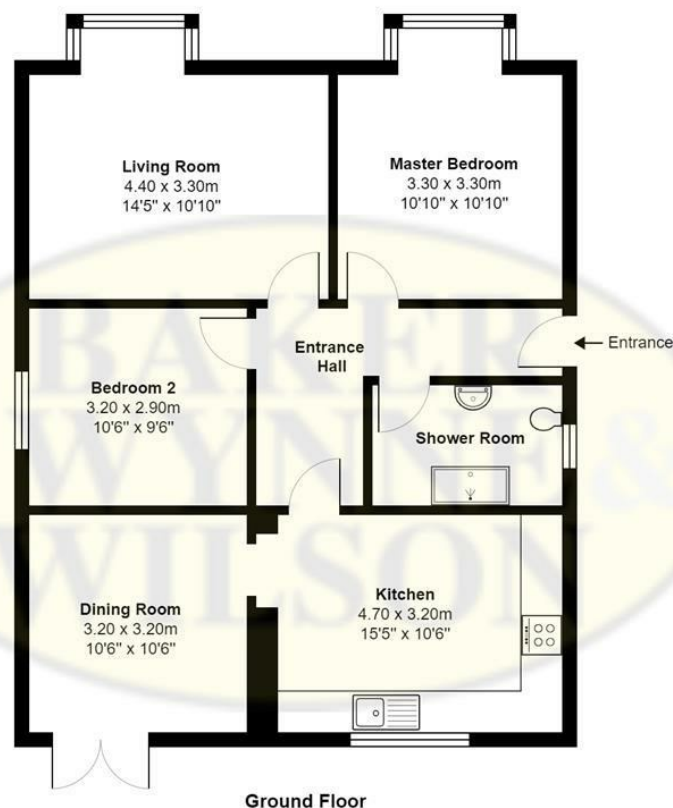
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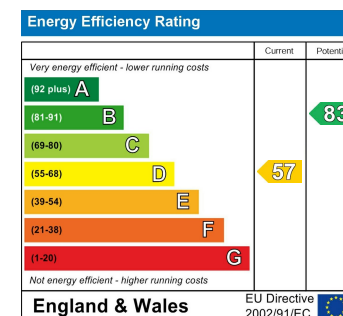




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Approximate Gross Internal Area: 76.6 m² ... 824 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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